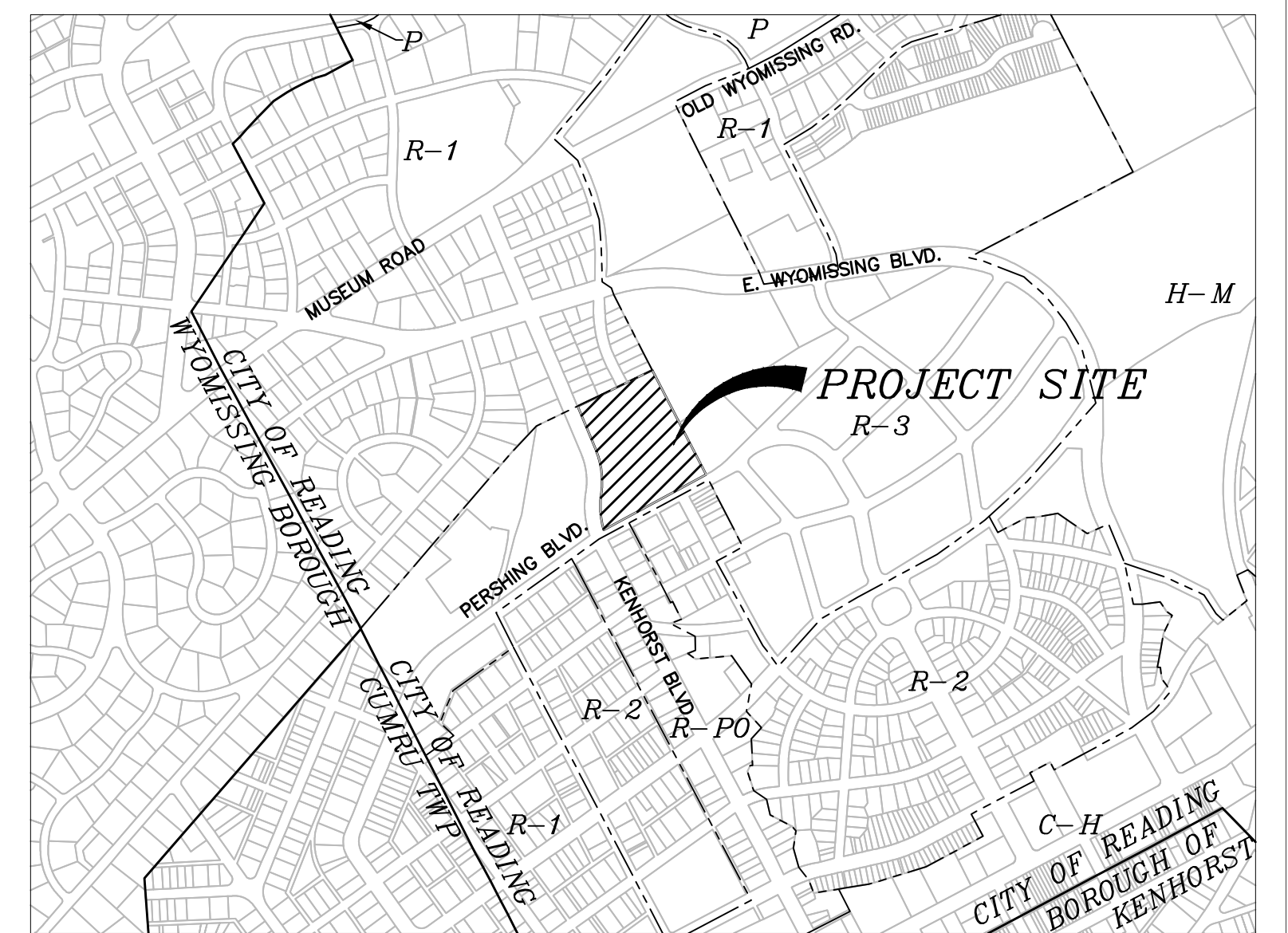


- EXISTING BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING SETBACK LINE
- EXISTING EASEMENT LINE
- EXISTING ADJOINERS PROPERTY LINE
- EXISTING ZONING LINE
- EXISTING ELECTRIC/TELEPHONE UTILITY POLE AND OVERHEAD WIRES, T&E - TELEPHONE & ELECTRIC
- EXISTING SAN. SEWER AND MANHOLE
- EXISTING WATER VALVE & HYDRANT
- EXISTING STORM INLET AND PIPE
- EXISTING TREES TO BE MAINTAINED, IF POSSIBLE
- PROPOSED LANDSCAPING/BUFFER TREES
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE



SITE DATA:
RECORD OWNER: USA
MAIN ST
WASHINGTON, DC 20240
EQUITABLE OWNER: CITY OF READING - LRA
DEVELOPER: THE READING HOSPITAL AND MEDICAL CENTER
C/O MR. RICHARD WABLE, VICE PRESIDENT
THE READING HOSPITAL AND MEDICAL CENTER
PO BOX 16052
READING, PA 19612-6052
DEED BOOK VOLUME: 1244, PAGE 0514
PAGE BOOK VOLUME: 2, PAGE 43
ACREAGE: 7.058 ACRES
TAX P.L.N. 5306-54-14-5536
TAX ACCOUNT NUMBER: 1803 6475
LOCATION: CITY OF READING, BERKS COUNTY, PENNSYLVANIA



ZONING DATA:			ZONING DATA:		
R-3 RESIDENTIAL DISTRICT			R-3 RESIDENTIAL DISTRICT		
PROPOSED USE: DORMITORIES AND ASSOCIATED OFFICE SPACE**			PROPOSED USE: RESIDENTIAL CARE FACILITY		
	REQUIRED	PROVIDED		REQUIRED	PROVIDED
MIN LOT SIZE	10,000 S.F.	6,360 AC	MIN LOT SIZE	5,500 S.F.	30,300 S.F.
MAX BLDG. COV.	20%	30%**	MAX BLDG. COV.	30%	16%
MAX LOT COV.	60%	55%	MAX LOT COV.	55%	38%
MIN LOT WIDTH	125'	670'	MIN LOT WIDTH	65'	167'
FRONT YARD SETBACK	40'	40'	FRONT YARD SETBACK	20'	40'
REAR YARD SETBACK	40'	40'	REAR YARD SETBACK	30'	40'
SIDE YARD SETBACK	30' EACH	30'	SIDE YARD SETBACK	10' EACH	30'
COMBINED SIDE YARD SETBACK	35'	N/A	COMBINED SIDE YARD SETBACK	20'	60'
MAX BLDG. HEIGHT	60'***	75'	MAX BLDG. HEIGHT	35'	30'

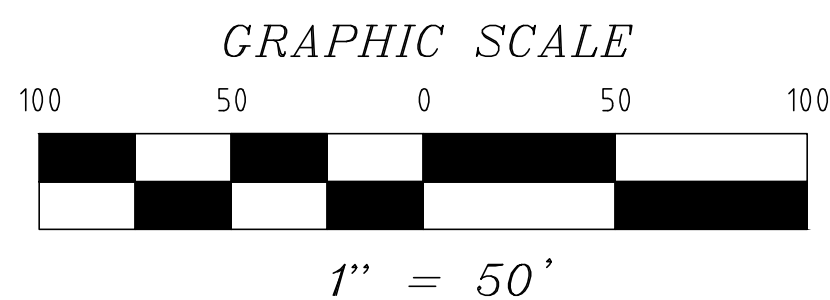
***OFFICE SPACE IS NOT A PERMITTED USE IN THE R-3 RESIDENTIAL ZONE
**A WAIVER FOR SECTION 27-804 MAX BLDG COVERAGE WILL BE REQUIRED
***HEIGHT INCLUSIVE OF PENTHOUSE ELEVATOR OR SCREENED MECHANICAL EQUIPMENT AREA, REQUEST ZONING RELIEF TO 75 FEET

PARKING REQUIREMENTS:
PROPOSED DORMITORY BUILDING
SECTION 27-1603.1 (3) DORMITORIES, FRATERNITIES, SORORITIES
ONE SPACE FOR EACH TWO BEDS
REQUIRED: 60 SPACES
PROPOSED: 64 SPACES

PROPOSED OFFICE BUILDING
SECTION 27-1603.3 BUSINESS OFFICES: ONE SPACE FOR EACH 150 SQUARE FEET OF FLOOR AREA
REQUIRED: 534 SPACES
PROPOSED: 538 SPACES

PARKING REQUIREMENTS:
PROPOSED RESIDENTIAL CARE FACILITY
SECTION 27-1603.1 W RESIDENTIAL CARE FACILITIES: ONE SPACE PER EMPLOYEE COMPUTED ON THE BASIS OF THE ESTIMATED MAXIMUM NUMBER OF EMPLOYEES AT ANY ONE TIME, PLUS ONE SPACE FOR EACH THREE CLIENT BEDS
REQUIRED: 14 SPACES
PROPOSED: 16 SPACES

- NOTES:**
- ALL WATER LINES, LATERAL, FIRE HYDRANTS AND RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE READING AREA WATER AUTHORITY STANDARDS.
 - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION PERMITTING.
 - ALL SIDE WALKS SHOWN ARE FIVE (5) FEET WIDE UNLESS OTHERWISE NOTED.
 - ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST STANDARDS OF THE CITY OF READING AND SHALL BE SUBJECT TO APPROVAL BY THE CITY OF READING'S ENGINEER.
 - PROVIDE A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE BETWEEN ALL SANITARY SEWERS AND EXISTING AND PROPOSED UTILITIES. PROVIDE A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET BETWEEN THE SANITARY SEWER AND WATER MAINS. PROVIDE A MINIMUM HORIZONTAL CLEARANCE OF 5 FEET BETWEEN THE SANITARY SEWER AND EXISTING AND PROPOSED UTILITY LINES AND STRUCTURES SUCH AS MANHOLES, INLETS, CURBS, ETC.
 - THE SANITARY SEWAGE SYSTEM, WHERE LOCATED ON PRIVATE PROPERTY, IS TO BE MAINTAINED BY PROPERTY OWNERS.
 - ALL ROOF LATERALS AND SEWER LATERALS SHALL HAVE AT LEAST A 1% MINIMUM SLOPE.
 - ALL ROOF DRAINS ARE TO BE CONNECTED INTO THE UNDERGROUND STORM SEWER SYSTEM.
 - THE CONTRACTOR IS TO UTILIZE THE ARCHITECTURAL DRAWINGS FOR THE BUILDING AND BUILDING APPURTENANCES.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON FIELD SURVEY OF SURFACE FEATURES, UNDERGROUND UTILITIES MAY EXIST ON THIS PROPERTY OTHER THAN THOSE SHOWN. THE CONTRACTOR IS RESPONSIBLE TO FULLY EVALUATE UTILITIES PRIOR TO STARTING CONSTRUCTION INCLUDING EVALUATING UNDERGROUND UTILITY CONFLICTS AND PERFORMING THE PA ONE CALL PRIOR TO EARTHWORK. BEI PROVIDES UTILITY INFORMATION ON THE PLAN TO BEST ESTIMATE OF FIELD CONDITIONS, HOWEVER UNDERGROUND FACILITIES HAVE NOT BEEN FIELD LOCATED. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ALL UTILITIES DURING THE CONSTRUCTION PROCESS.
 - IF TREE ROOTS ARE DISTURBED, THE CONTRACTOR SHALL DISCUSS THE ISSUE WITH THE OWNER TO DETERMINE IF THE TREE SHOULD BE REMOVED. EFFORTS ARE TO BE MADE BY THE CONTRACTOR TO PRESERVE THE NATURAL FEATURES OF THE LAND AND LARGE TREES WHERE POSSIBLE.
 - ALL PARKING AND LOADING SPACES ARE TO EXCEED OR COMPLY WITH THE STANDARDS OF THE CITY OF READING.
 - PLANTINGS ARE TO BE AVOIDED WHERE UTILITY EASEMENTS EXIST OR ARE PROPOSED. LANDSCAPING FOR THIS PLAN IS ILLUSTRATIVE IN NATURE.
 - THIS SUBDIVISION AND LAND DEVELOPMENT PLAN HAS BEEN PREPARED TO DEMONSTRATE THE ABILITY TO COMPLY WITH ZONING, SUBDIVISION AND LAND DEVELOPMENT ORDINANCES AND TO OBTAIN MUNICIPAL APPROVAL. ADDITIONAL INFORMATION MAY BE REQUIRED FOR CONSTRUCTION.
 - CITY OF READING STANDARDS SHALL APPLY FOR ALL IMPROVEMENTS, IF NOT COVERED PENNDOT STANDARDS SHALL APPLY.
 - ALL CLEAR SIGHT TRIANGLES AND INTERSECTION SIGHT DISTANCE TRIANGLES ARE TO REMAIN FREE AND CLEAR OF OBSTRUCTIONS.
 - ALL SIDEWALK DIMENSIONS DO NOT INCLUDE THE WIDTH OF CURB.
 - THE CITY OF READING SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO INSPECT AND PERFORM REQUIRED MAINTENANCE ON STORMWATER FACILITIES AT THE OWNER'S EXPENSE.
 - THERE ARE NO 100-YEAR FLOODPLAINS PRESENT PER FEMA FLOOD INSURANCE RATE MAP PANEL 504 OF 678, MAP NUMBER 4201C0504E.
 - THERE ARE NO WETLANDS ON THIS SITE PER THE NATIONAL WETLAND INDEX MAP. THERE ARE NO HYDRIC SOILS ON THIS SITE PER THE BERKS COUNTY SOIL SURVEY.
 - PROVIDE A MINIMUM COVER OF 5 FEET FOR SANITARY SEWERS MEASURED FROM THE FINISHED GRADE ELEVATION TO THE TOP OF THE MAIN.
 - ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS.
 - ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE.
 - ALL SANITARY SEWER LINES, LATERALS AND RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE CITY OF READING MUNICIPAL AUTHORITY STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION PERMITTING.
 - OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF READING LIGHTING ORDINANCE.
 - PARKING LOT LANDSCAPING TO BE PROVIDED PER THE CITY OF READING ZONING ORDINANCE.
 - PUBLIC WATER AND PUBLIC SEWER IS TO BE UTILIZED.
 - EXISTING BUILDINGS ARE ASSUMED TO BE DEMOLISHED.



1" = 50'

THE READING HOSPITAL AND MEDICAL CENTER
Site Plan

